

# MEMORANDUM



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## Request for City Council Committee Action

Date: August 26, 2002

To: Council Member Lisa Goodman, Community Development Committee  
Council Member Barbara Johnson, Ways and Means/Budget Committee

Refer to: MCDA Board of Commissioners

Prepared by Pamela Frantum, Phone 612-673-5038

Approved by Chuck Lutz, MCDA Interim Executive Director \_\_\_\_\_

**Subject: RECEIVE AND FILE 2001 ANNUAL TAX INCREMENT DISCLOSURE REPORT**

**Previous Directives:** Not applicable.

**Neighborhood Group Notification:** Not applicable; however, pursuant to statute, a summary version of the Annual Disclosure was published in the Legal Notices section of the Star Tribune on August 15, 2002.

**Consistency with *Building a City That Works*:** Not applicable.

**Comprehensive Plan Compliance:** Not applicable.

**Zoning Code Compliance:** Not applicable.

**Impact on MCDA Budget:** (Check those that apply)

- ☒ No financial impact
- ☐ Action requires an appropriation increase to the MCDA Budget
- ☐ Action provides increased revenue for appropriation increase
- ☐ Action requires use of contingency or reserves
- ☐ Other financial impact (Explain):

**Living Wage / Business Subsidy:** Not applicable.

**Job Linkage:** Not applicable.

**Affirmative Action Compliance:** Not applicable.

**Recommendations: THAT THE CITY COUNCIL RECEIVE AND FILE THE 2001 ANNUAL TAX INCREMENT DISCLOSURE REPORT FOR THE MCDA. THAT THE MCDA BOARD OF COMMISSIONERS RECEIVE AND FILE THE 2001 ANNUAL TAX INCREMENT DISCLOSURE REPORT FOR THE MCDA.**

## **Background/Supporting Information**

State statute requires municipalities and redevelopment authorities to report annually on their use of tax increment financing. In 1995, the Office of the State Auditor assumed broader responsibility for oversight in this area and developed a new set of reporting forms in order to systematize reporting on a statewide basis. Three sets of forms must be completed: (1) a Tax Increment Financing ("TIF") District Report for each tax increment district; (2) a TIF Non-District Fund Report for the Tax Increment Administration Fund (CAD), the Common Project Reserve Fund (CPZ), the Neighborhood Revitalization Program (NRP), the Preliminary Planning Fund (CPP) and the Common Project Uncertified Fund (CAZ); and (3) a Pooled Indebtedness Report for each bond issue or other debt supported by more than one TIF district. For the year ended December 31, 2001, the MCDA completed and submitted 97 forms to the State Auditor, using the online reporting system developed by the Office of the State Auditor. Last year a total of 88 reports were submitted.

In addition to the State Auditor, the MCDA is required to submit a copy of the Annual Tax Increment Disclosure Report to the county board, county auditor, school board, and the governing body of the municipality. Given the size of the report, a copy of the summary, which was published in the Star-Tribune on August 15, 2002, is being provided for your information.

A copy of the full 2001 Annual Tax Increment Disclosure Report is on file in the MCDA Project Planning and Finance Department.

Minneapolis Community Development Agency									
Annual Disclosure for Tax Increment Districts for the Year Ended December 31, 2001									
TIF District Name	Current Net Tax Capacity	Original Net Tax Capacity	Captured Net Tax Capacity	Outstanding Bonds, Notes & PAYG Contracts	Tax Increment Received	Tax Increment Expended	First Tax Increment Receipt	Date of Required Decertification	Increased Property Tax Imposed on Other Properties as a Result of Fiscal Disparities Contribution*
900 6th Avenue SE**	0	0	0	0	0	0	2003	12/31/28	0
10th Avenue North & Washington Avenue North**	216,353	121,962	94,661	-	72,711	72,711	2002	12/31/27	12,549
110 Grant**	597,600	23,448	574,152	-	837,589	-	1985	12/31/10	-
13th & Harmon**	-	-	-	2,200,000	2,200,000	2,270,812	2002	12/31/28	-
20th & Central**	122,125	11,970	110,155	-	160,579	-	1988	12/31/13	2,995
2700 East Lake Street**	21,076	19,019	2,057	1,005,984	2,818	2,818	2002	12/31/27	263
2nd Street North Hotel/Apartment**	34,880	20,124	14,756	2,794,566	20,219	20,219	2002	12/31/27	1,902
36th & Marshall Street NE**	200,460	25,190	175,270	610,874	237,890	75,741	1997	7/29/06	22,867
50th & France Renewal and Renovation**	27,835	34,605	-	-	1,050	934	2001	12/31/16	-
Block 33**	8,242	5,273	2,969	-	6,436	6,436	1988	12/31/13	-
Block E	-	-	-	-	103,523	859,978	1991	12/31/16	-
Bottineau**	-	-	-	-	-	-	2003	12/31/27	-
Broadway 35W	1,610,029	68,847	1,541,182	7,335,000	2,147,162	-	1979	8/1/09	-
Camden Medical Facility**	31,933	6,660	25,273	631,500	34,777	-	1999	12/31/24	3,258
Cedar-Riverside	2,894,698	228,778	2,665,920	4,113,567	3,714,552	269,418	1975	8/1/09	-
Central Avenue Supermarket**	-	-	-	-	118	-	1993	12/31/95	-
Chicago-Lake Modifications 1&2**	195,700	6,556	189,144	-	269,997	-	1988	12/31/14	24,507
City Center	6,292,300	687,386	5,604,914	1,275,000	4,128,025	-	1980	8/1/09	-
Conservatory**	3,950,278	636,580	3,313,698	-	4,484,240	-	1987	12/31/12	431,763
Convention Hotel & Retail**	6,042,755	925,666	5,117,089	-	7,116,147	7,032,408	1987	12/31/12	665,942
Creamette**	86,577	17,200	69,377	890,024	95,198	80,952	1999	12/31/24	-
Deep Rock Economic Development and Hazardous Substance Subdistrict**	110,700	-	110,700	-	158,711	43,830	1997	1/1/07	14,450
East Bank I-335	1,694,943	186,748	1,508,195	-	2,121,349	2,050,531	1973	8/1/09	-
East Hennepin & University**	84,060	69,185	14,875	-	8,542,296	7,326,981	2002	12/31/27	1,902
East Village Housing**	26,064	20,661	5,403	3,080,323	7,388	3,760	2002	12/31/26	-
Elliot Park I & II	573,421	219,570	353,851	642,687	619,220	90,812	1983	12/31/08	-
Former Federal Reserve**	61,230	24,000	37,230	7,250,000	51,014	-	2001	12/31/26	4,898

Franklin Avenue**	71,958	21,756	50,202	-	73,934	5,135	1982	12/31/07	6,537
Graco**	-	-	-	-	(74)	681,983	2002	12/31/28	-
Grain Belt Brew House**	581	581	-	965,000	-	-	2002	12/31/27	-
Grant	725,120	85,320	639,800	-	908,570	-	1973	8/1/09	-
Hennepin & 7th Entertainment**	97,720	73,988	23,732	29,000,000	1,022,320	14,125,124	2002	12/31/27	2,995
Hennepin-Lake	776,431	62,390	714,041	-	1,135,673	-	1981	1/23/04	-
Heritage Landing Housing District	168,000	9,900	158,100	6,554,094	215,520	193,652	2001	12/31/26	-
Historic Milwaukee Depot Reuse**	107,300	107,300	-	9,300,000	59,814	1,039,224	2002	12/31/27	-
Holmes	1,914,536	268,818	1,645,718	-	2,072,335	-	1975	8/1/09	4,635
Housing for Chronic Alcoholics**	24,830	7,680	17,150	337,900	13,131	-	1995	12/31/19	-
Housing Replacement Districts W-0 and W-3	-	-	-	-	88,139	1,186	1998	12/31/13	-
Hollman Housing Transition	-	-	-	-	-	-	2002	12/31/22	-
Humboldt Greenway	14,485	32,746	-	4,500,000	4,511,268	2,862,965	2002	12/31/27	-
IDS Data Center**	1,482,476	519,684	962,792	-	1,409,407	-	1989	12/31/14	125,660
Impact Mailing Expansion**	91,078	48,556	42,522	-	67,385	-	1998	12/31/23	5,423
Industry Square	3,138,581	691,869	2,446,712	1,215,000	4,262,185	-	1975	8/1/09	-
Ivy Tower**	-	-	-	-	-	-	2003	12/31/28	-
LaSalle Plaza**	3,005,700	238,796	2,766,904	-	3,899,713	10,335	1988	12/31/13	342,897
Laurel Village**	1,204,431	178,225	1,026,206	27,045,000	2,186,549	40,000	1987	12/31/15	17,182
Loring Park	4,949,824	421,607	4,528,217	-	5,642,521	-	1975	8/1/09	-
Lowry Ridge**	48,403	15,050	33,353	1,911,045	44,509	72,023	1998	12/31/23	-
Magnum Loft Apartments**	-	-	-	-	-	-	2002	12/31/28	-
MILES I**	144,144	61,776	82,368	-	105,494	-	1992	12/31/17	10,057
NBA Arena**	1,832,600	214,914	1,617,686	76,825,000	2,967,290	512,818	1988	12/31/13	211,247
Neiman Marcus**	3,000,700	304,500	2,696,200	9,810,954	2,339,539	-	1990	12/31/15	351,336
Nicollet Island East Bank**	1,622,041	91,317	1,530,724	-	2,155,399	-	1984	8/1/09	263
Nicollet-Franklin Hazardous Substance Subdistrict**	70,202	56,823	13,379	704,700	17,975	23,027	2002	12/31/26	1,640
Nicollet-Lake	656,193	159,146	497,047	-	529,732	-	1974	8/1/09	-
Ninth & Hennepin**	86,216	22,670	63,546	2,086,518	159,246	119,630	1997	12/31/22	8,176
Nokomis Homes	177,609	14,344	163,265	-	240,330	-	1986	12/31/06	-
Northeast Nursing Home & Indus.	-	-	-	-	(25)	-		7/12/99	-
North Loop**	7,072,17	361,936	6,710,23	100,000	9,112,26	-	1975	8/1/09	126,752

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